

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Paeonian Springs Historic District  
other names/site number VDHR #053-5072

**2. Location**

street & number Area including parts of Berry Bramble Lane, Catoclin Ridge Street, Charles Town Pike, Highland Circle, and Simpson Circle. not for publication N/A  
city or town Paeonian Springs vicinity \_\_\_\_\_  
state Virginia code VA county Loudoun code 107 Zip 20129

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally. (See continuation sheet for additional comments.)

*McAttee Susan* 3/17/2006  
Signature of certifying official Date  
Virginia Department of Historic Resources  
State or Federal agency and bureau

In my opinion, the property        meets        does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register  
       See continuation sheet.  
       determined eligible for the National Register  
       See continuation sheet.  
       determined not eligible for the National Register  
       removed from the National Register  
       other (explain): \_\_\_\_\_

Signature of Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

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**Loudoun County, Virginia**

## 5. Classification

**Ownership of Property** (Check as many boxes as apply)

☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property** (Check only one box)

\_\_\_ building(s)  
  X   district  
 \_\_\_ site  
 \_\_\_ structure  
 \_\_\_ object

### Number of Resources within Property

Contributing	Noncontributing
<u>58</u>	<u>19</u> buildings
<u>0</u>	<u>0</u> sites
<u>1</u>	<u>2</u> structures
<u>0</u>	<u>1</u> objects
<u>59</u>	<u>22</u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

**N/A**

## 6. Function or Use

**Historic Functions** (Enter categories from instructions) **SEE CONTINUATION SHEET**[illegible]

**Current Functions** (Enter categories from instructions)      **SEE CONTINUATION SHEET**

Cat: _____ _____ _____ _____ _____ _____	Sub: _____ _____ _____ _____ _____ _____
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**7. Description**

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**Architectural Classification** (Enter categories from instructions) **SEE CONTINUATION SHEET**

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**Materials** (Enter categories from instructions) **SEE CONTINUATION SHEET**foundation 

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roof 

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walls 

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other 

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**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**

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**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **X** **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **X** **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

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**Areas of Significance** (Enter categories from instructions)

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**ARCHITECTURE** 

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**SOCIAL** 

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Period of Significance ca. 1880-1955Significant Dates 1890  
1923Significant Person (Complete if Criterion B is marked above)  
N/ACultural Affiliation N/AArchitect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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**9. Major Bibliographical References**

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**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of Property Approximately 47 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing    Zone Easting Northing

1 \_\_\_\_\_ 2 \_\_\_\_\_  
3 \_\_\_\_\_ 4 \_\_\_\_\_X SEE CONTINUATION SHEET.

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**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title: Maral S. Kalbian/Architectural Historian and Margaret T. Peters/Research Historian

Organization: Maral S. Kalbian, LLC date December 5, 2005

street & number: P. O. Box 468 telephone 540-955-1231

city or town Berryville state VA zip code 22611

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name SEE ATTACHED PROPERTY OWNER'S LIST

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**6. HISTORIC FUNCTIONS:**

DOMESTIC

Single dwelling  
Secondary structure  
Hotel

COMMERCE/TRADE

Department Store

EDUCATION

School

HEALTH CARE

Resort

**CURRENT FUNCTIONS:**

DOMESTIC

Single dwelling  
Secondary structure

GOVERNMENT

Post Office

**7. DESCRIPTION**

**Architectural Classification:**

LATE VICTORIAN

Queen Anne  
Gothic Revival

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LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

Colonial Revival

Tudor Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

OTHER

I-house

**Materials:**

FOUNDATION

STONE

CONCRETE

WALLS

BRICK

WOOD: weatherboard

SYNTHETICS

STUCCO

ROOF

METAL: tin

ASPHALT

OTHER

WOOD

BRICK

STONE

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**7. SUMMARY DESCRIPTION**

The village of Paeonian Springs is located in western Loudoun County near Clark's Gap between Route 9 (Old Charles Town Pike) and Route 7 (Snickersville Pike) about 4 miles west of Leesburg. Although the railroad, identified as the "Washington and Ohio Railroad" at that time, had existed in the area since the 1870s, it was not until 1890 that the community of Paeonian Springs was founded to take commercial advantage of its strategic location. The development, which was the brainchild of John and Theodore Milton of Hamilton, focused around a natural spring that was marketed for its healing properties. There was a potential for bottling the spring waters, marketing it to an increasingly health conscious population, and using the railroad to ship it to Washington. At the same time visitors, wanting to take in the waters and escape to a cooler climate in the summertime could travel to Paeonian Springs by railroad from the nation's capital. The community thrived for only about thirty years, after which strict federal regulations concerning the safety and ingredients of bottled spring water and the advent of the automobile, led to a serious decline in the village's commercial activities and residential popularity. Although the train station no longer stands and the railroad line has been converted to a linear bike path, many of the architectural resources from the village during its heyday survive and represent the town during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Although Paeonian Springs has no official limits, the boundaries of the district have been drawn to include the area south of the Old Charles Town Pike around the junction of Simpson Circle and the former Washington and Old Dominion Railroad line south to a point north of Route 7. This area, which contains approximately 47 acres, includes 35 properties and retains a village setting with 59 contributing resources. More remote rural areas surrounding Paeonian Springs are not included in the district boundaries. The 22 noncontributing resources are primarily outbuildings, but the district also includes some dwellings dating to the 1960s that are fairly unobtrusive.

The majority of resources in the district are dwellings ranging in date from circa 1880 to 1910 and include examples of the Colonial Revival, Queen Anne, Gothic Revival, Tudor Revival, and Craftsman/Bungalow styles as well as more regionally popular vernacular forms. Some properties include historic outbuildings such as sheds, garages, meat houses, and chicken coops. Two properties maintain historic barns. The district also includes several former commercial buildings, two former boardinghouses, a former school and private academy, the former water bottling plant, as well as the former public springhouse.

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Surrounded by large farms, and now modern development, the village of Paeonian Springs for



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many years functioned as a commercial center for this rural area. The stores have now closed, but the community still maintains its post office. The collection of buildings included within the district has high architectural integrity, and although the train tracks have been replaced with a bike path, the historical character of the village is still retained by its fairly intact collection of late-19<sup>th</sup>- and early-20<sup>th</sup>-century commercial and residential buildings.

**ARCHITECTURAL ANALYSIS**

The village of Paeonian Springs was laid out as a resort town in the 1890s by land speculators who wanted to take advantage of its prominent location along the railroad line, and at the intersection of Route 9 (present day Old Charles Town Road) and Clark's Gap Road, two major thoroughfares. Because of this strategic location, which was also just north of the Snickersville Pike (Route 7), as well as a bountiful natural spring that could be marketed for its healing properties, the village of Paeonian Springs developed. The community thrived for only about thirty years, and by the 1920s began to decline. Since then, the village has taken on the characteristics of a small rural village with primarily residential buildings. Although the schools, hotels, stores, and bottling plant have closed, the buildings are still standing and have been adapted to new uses. In the 1980s, the train tracks were removed and the right-of-way paved to accommodate a bike path that extends from Purcellville to Alexandria. Nonetheless, the community is well-preserved and maintains many of the significant buildings that help to tell the story of its history.

The historic resources in the Paeonian Springs Historic District illustrate the story of the community's development over a period of more than 65 years. The majority of resources date to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when the village first developed. The majority of the buildings are vernacular in nature but several demonstrate characteristics of popular architectural styles of the period including the Folk Victorian, Colonial Revival, Gothic Revival, Tudor Revival, Queen Anne, and Craftsman styles.

Although it is believed that one of the dwellings (Chanbourne [053-5072-0028]) in the district has a core that dates to the mid-19<sup>th</sup> century, nearly forty years before the growth of the village itself, it was greatly enlarged ca. 1890 and is characteristic of that later period. Another early resource in the Paeonian Springs Historic District is Buckhill III [053-5001; 053-5072-0032], constructed ca. 1883 by Theodore Milton and his wife, Lydia. Milton was the original promoter

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and a founding partner of the Paeonian Springs Company, which was formed in 1890 to develop the village as a resort town and market its waters. The property is located at the southern edge of

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the district, at the top of a hill off the east side of Simpson Circle. The nicely landscaped yard features stone gateposts, a circular driveway, and mature trees and bushes. The two-story, two-bay, cross-gable-roofed frame dwelling exhibits elements of the Tudor Revival style, a popular architectural style of the period. The front has a prominent cross gable with a smaller gabled dormer above the entrance. The first-floor exterior walls are clad in German-lap siding while wood shingles are used in the upper levels and the dormer. The bottom edge of the shingles is flared and rests above a wooden belt course that separates the two siding materials. The double-hung wood windows have six-over-six- and paired one-over-one sashes and batten wooden shutters, and the large central brick chimney has a corbelled cap. Resting on a stone foundation, the north side of the house has a projecting two-story polygonal bay and a central-cross-gable with attic window. The Colonial Revival-style doorway with fourteen-light transom and three-light sidelights is somewhat unusual and features Doric pilasters and a denticulated cornice. A one-story gabled wing extends to the south and appears to have been constructed in the mid-20<sup>th</sup> century. A frame, hip-roofed meat house is located in the back yard, as well as a gable-roofed building with side lean-to bays that appears to have originally been a carriage house that was later converted into a garage.

Across the street from Buckhill III is another high-style dwelling in Paeonian Springs. Located at 17115 Simpson Circle, this fine Gothic Revival-style frame dwelling was constructed ca. 1895. Currently the property encompasses the main dwelling with its associated outbuildings as well as a property across Simpson Circle that was once the Workhorse Museum, but is outside the district boundaries because the outbuildings are modern. The main house, which is located on the west side of Simpson Circle, has a well-landscaped yard with mature trees, a wrought iron fence, a fine 1 ½-story, cross-gabled garage that may have once been a barn, and a pool and tennis court in the rear yard. The 1 ½-story, frame dwelling is clad in German-lap siding with wood shingles in the gable ends of the half story. The steeply pitched gable roof has steep cross gables and is clad in asphalt shingle. Some of the two-over-two-, one-over-one-, and multi-light over one-sash windows have pointed arches. Other elements adding visual interest include pedimented dormers, a projecting full-height polygonal bay on the south end, a screened-in wraparound front porch with Tuscan columns, and a three-story turret on the southwest corner.

Several dwellings in addition to hotels and a bottling plant were constructed in Paeonian Springs during the 1890s, following the establishment of the Paeonian Springs Company. Although

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approximately 180 lots were laid out in the village, only a handful were actually built upon. At the center of the community was the plant that bottled the Paeonian Springs water, which was then sold locally or shipped by train to outside markets. This building, which has since been

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converted into a dwelling, is located at 17026 Simpson Circle [053-5072-0035]. The large sloping lot is off the east side of Simpson Circle and backs up to Highland Circle. Behind the building is a brick cistern that dates to the period that the building operated as a bottling plant. Although added to and now used as a dwelling, the northeast portion of this building is still identifiable as a late-19<sup>th</sup>-century structure. The rear of the two-story house reveals a gabled roof clad in standing-seam metal, overhanging eaves with brackets, a stone foundation, and two-over-two-sash windows. The current front of the dwelling has had some alteration including a one-story shed-roofed section with a bay window, a modern doorway with transom and sidelights, and a one-story pedimented portico that wraps around the east side of the original building. A large, two-story addition to the west was constructed ca. 1990.

The district contains two former hotels or boardinghouses. The earliest of these is located at 16999 Highland Circle and was known as the *Vanderventer Inn* when constructed in the early 1890s by Addison Clarke Vanderventer [053-5072-0029]. It was later supposedly known as the *Paeonian Hotel*. In the late 1940s it was converted into an institutional use and was not converted back to a dwelling until the late 1990s. Although the large two-story, three-bay, cross-gable-roofed building was remodeled in the mid-1990s, and given replacement windows, siding, and roofing, it still retains many of its character-defining features, including the multi-light transom and sidelights around the front door, gable-end returns, overhanging eaves, rear two-story ell, and a thirteen-bay wraparound porch with turned spindles. Several interesting outbuildings are located in the rear yard, including a small frame, gable-roofed building moved to this location that the current owners believe to be the original Paeonian Springs Post Office.

The other surviving former boardinghouse in the district is located at 39959 Catocin Ridge Street [053-5072-0005] and was constructed circa 1905 by A. G. Curry. Located on the south side of Charles Town Pike, and the east side of Catocin Ridge Road, the property is now used for commercial purposes, and was renovated sometime in the late 20<sup>th</sup> century. The imposing 2 ½-story, Folk Victorian-style frame building features a standing-seam-metal gabled roof with a steeply-pitched central-front gable with two rectangular attic windows. The building rests on a stone foundation and is clad in German-lap siding, with corner boards, overhanging eaves, and a plain frieze. The original chimney is missing but the fifteen-light transom and three-light sidelights around the door appear original, as does the rear two-story ell. The thirteen-bay

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wraparound porch with turned posts and plain pickets is modern.

The majority of dwellings from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in Paeonian Springs are vernacular. They generally follow established local forms such as I-houses or side-passage-plan

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dwellings and have architectural embellishments generally limited to the porches, eaves, and chimneys. A common element found on many of the dwellings in the district is the use of a central-front gable. Sometimes it is just one part of a more high-style design, while other times it is the most interesting exterior architectural feature of the building. The Shiflett House [053-5072-0024], located at 16967 Simpson Circle, was constructed in the early 1890s. It is a two-story, four-bay, vernacular frame dwelling with an off-center front gable and features two front doors. The building is clad in asbestos shingle and has a metal roof, gable-end returns, a lunette attic vent in the front gable, two-over-two-sash windows, and a rear two-story ell with an enclosed side porch. The shed-roofed three-bay front porch has a central front gable, turned supports, and a bracketed eave. When constructed, this building served as a dwelling and a store. This dual usage explains the presence of two front doors on this otherwise popular vernacular late-19<sup>th</sup>-century dwelling form.

The house at 16986 Simpson Circle [053-5072-0010] is one of several examples in the district that have a side-passage plan. Although somewhat remodeled, this early-20<sup>th</sup>-century vernacular dwelling still maintains its characteristic steeply-pitched central front gable reminiscent of the vernacular Gothic Revival style, but with limited other exterior detailing. The two-story, three-bay, frame dwelling features a standing-seam-metal gable roof, gable-end returns, one-over-one-sash windows, a stone foundation, an interior brick flue with corbelled cap, vinyl siding, and a one-bay front porch with square posts. The large rear hip-roofed ell has enclosed side porches, and entrances on all three exposed sides.

Chanbourne [053-5072-0028], located on a large lot at the southeast corner of the junction of Simpson Circle and Highland Circle, is another example of a side-passage-plan house with a central-front gabled roof. A three-board fence runs around the property, which includes a circular gravel driveway on the north side, stone gateposts with wrought iron gates and an arch with the property's name, a brick front walk, and mature trees and bushes. Although the core of this house is log and dates from the early-to-mid-19<sup>th</sup> century, it was enlarged and attained its current appearance in the late 19<sup>th</sup> century. The earliest portion of this house appears to be the rear section. The current asymmetrical three-bay front faces north and features a central-front gable that contains gable-end returns and a circular attic vent. Chanbourne is architecturally interesting

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because it combines features of the late 19<sup>th</sup> century with some earlier elements. For example, the windows in most of the house are two-over-two sash but some have six-over-six sash and the first-floor front façade windows are full-height French doors. The house has an exterior-end stone chimney with a brick stack on the east end, a stone foundation, a single transom over the

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front door, weatherboard siding, louvered wooden shutters, and a three-bay front porch with chamfered posts and plain pickets. A rear two-story ell with paired cross-gabled wings extends to the east, with a one-story wing with an off-center exterior-end stone chimney with a brick stack and a side lean-to addition extending off of it to the south. A modern one-story, hip-roofed addition with an exterior-end brick chimney extends off the west side of the front section of the house. The house is a well-preserved example of the expansion of a mid-19<sup>th</sup>-century vernacular dwelling throughout several periods.

In the rear yard is a mid-20<sup>th</sup>-century frame garage with weatherboard siding, a standing-seam-metal gable roof, sliding doors, and a vented rectangular cupola. The more significant outbuilding is the large springhouse that dates to the late 19<sup>th</sup> century and was the sight where water was collected to be bottled and sold under the Paeonian Springs Company. The frame 1 ½-story building sits on a stone foundation and is clad in German-lap siding. It features gable-end returns, an eight-light attic window, a low cupola vent, a side porch, and a rear lean-to wing.

Across Simpson Circle from Chanbourne is a gable-roofed frame gazebo-like structure that sheltered the community spring during a period in the early-to-mid-20th century [053-5072-0027]. It was supposedly constructed by Fannie Meek who lived across the street at Chanbourne so as to keep visitors away from the springhouse near her house. The bottom half of the small one-story, post-constructed building is enclosed with modern lattice. The roof is clad in pressed tin shingles and has deeply overhanging eaves and exposed rafter ends. The structure, which is no longer used, shelters the spring that was accessible by a set of concrete steps that are still visible.

The house at 16916 Berry Bramble Lane [053-5072-0012] was constructed in 1909 and also features a central-front gable and some Victorian detailing, but has a central-passage plan. Sitting on a triangular lot fronting on Berry Bramble Lane and Simpson Circle, the property backs up to Route 9. The yard has a wrought iron fence along the front and mature trees and bushes and outbuildings in the side and rear yards. One of the best preserved Late Victorian dwellings in the community of Paeonian Springs, the two-story, three-bay frame building, is clad in weatherboard siding and features a standing-seam metal gabled roof with steeply-pitched central-front gable

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that contains a four-light attic window and wood shingles. The house rests on a stone foundation and features two-over-two-sash windows, a central brick flue, and a rear two-story ell that was added ca. 1913. The three-bay front porch has chamfered posts with sawn brackets. The house at 16940 Simpson Circle [053-5072-0017] is another example that is similar in form but has been

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somewhat remodeled during the late 20<sup>th</sup> century.

The district contains a few examples of a vernacular hall-parlor-plan dwelling, another common local architectural form of the period. The well-preserved house at 16920 Simpson Circle [053-5072-0018] is a two-story, three-bay, stuccoed frame dwelling constructed ca. 1900. The gable roof is clad in standing-seam metal and the house features six-over-six-sash windows, a stone foundation, gable-end returns, interior-end brick flues, a four-light attic window in the gable end, a rear two-story ell with interior-end flue, and a three-bay front porch with chamfered posts and plain pickets

The house at 17054 Highland Circle [053-5072-0031] is an interesting ca. 1900 vernacular dwelling that has been added to on several occasions but is still representative of the era when it was first constructed. The center portion of this long dwelling was constructed first and it appears the matching right three bays were added soon after. Both sections, which are frame construction clad in German-lap siding, rest on stone foundations, and have standing-seam metal gabled roofs with gabled dormers. The large house includes brick chimneys, full-length one-over-one windows on the first floor, two-over-two sash on the second floor and in the dormers, overhanging eaves, gable-end returns, corner boards, and a rear two-story ell that was constructed in at least two sections. The original front door has been made into a window so there are no door openings on the front of the original sections. The current front door is now through a one-story modern wing that extends to the east.

Dwellings continued to be built in Paeonian Springs in the first quarter of the 20<sup>th</sup> century, with the Colonial Revival, Queen Anne, and Bungalow styles, as well as the more common vernacular forms still being used. Approximately a dozen dwellings in the district date to this time period. These include several examples of the Colonial Revival style, a number of which are on Catoctin Ridge Street. The largest of these is the Tavenner House at 39960 Catoctin Ridge Street, which was constructed in 1904 [053-5072-0004]. Fronting Catoctin Ridge Road, the house sits on a large lot that extends back to Charles Town Pike. A privet hedge is located along the front, and a brick walk leads to the front entrance. The large 2 ½-story, three-bay, dwelling is of frame construction clad in weatherboard siding with a gable roof that contains two pedimented dormers

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and a central brick chimney. The house rests on a random rubble stone foundation and has single and paired one-over-one-sash windows with louvered wooden shutters, overhanging eaves, gable-end returns, capped corner boards, a plain frieze, and an enclosed rear porch. The three-bay front porch has Tuscan columns as supports and plain pickets and protects the front door

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with a single transom. The interior of the side-passage-plan dwelling contains fine carved woodwork that is naturally finished and includes original mantels, overmantels, stairs, trim, and flooring. Outbuildings include a frame meat house clad in vertical wood siding with a gable roof clad in asphalt shingles. The building rests on a raised stone foundation that functions as a root cellar. The mid-1950s concrete block garage was constructed on the site of the original grocery store run by Charles Tavenner, who lived in the house. It was torn down in the 1940s and replaced with the present gable-roofed building.

The houses at 39918 [053-5072-0002] and 39924 [053-5072-0003] Catoctin Ridge Street are two other good examples of the Colonial Revival style in the district. Both were constructed in the early 1900s, but the house at 39918 is 2 ½-stories in height and much larger than the one next door at 39924. It is a three-bay, frame dwelling clad in German-lap siding that rests on a random rubble stone foundation. The hipped roof is clad in asphalt shingle and features front and side hipped dormers with paired single-sash windows and wood shingles as siding. Other details include a central interior brick chimney, a three-light transom over the door, one-over-one windows, a cutaway bay on the first floor beneath the porch, and a six-bay wraparound porch with Tuscan columns and plain pickets. The house combines elements of the Colonial Revival with an American Foursquare form. The 1 ½-story house at 39925 Catoctin Ridge Street [053-5072-0003] is a well-preserved example of a Colonial Revival-style cottage that dates to the early 20<sup>th</sup> century. The three-bay frame building is clad in German-lap siding and the gabled roof, covered in asphalt shingle, contains two gabled dormers that are located above the integral three-bay front porch. The porch has Tuscan columns as supports and a plain balustrade. The rear roof line has a shed-roofed dormer with three windows. The house rests on a stone foundation, and features overhanging eaves, single and paired six-over-one windows, sidelights around the front door, wood shingles in the gable ends, and an enclosed rear porch. The property also includes a fairly large one-story, gable-end frame outbuilding.

The 2 ½-story house at 16908 Simpson Circle [053-5072-0011] is a hip-roofed three-bay dwelling that also demonstrates detailing of the Colonial Revival-style but combined with more Victorian elements. The well preserved dwelling is clad in German-lap siding, with a standing-seam-metal roof, two-over-two-sash windows, an interior brick flue, capped corner boards, a

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front hip-roofed dormer, and overhanging eaves. The three-bay front porch features turned spindles and sawn brackets. The rear two-story wing is hip-roofed. The property also contains a gable-roofed garage and a gable-roofed meat house, both from roughly the same early-20<sup>th</sup>-century period as the main house.

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Rural Hill [053-5072-0033], located at 17121 Simpson Circle, is a well-preserved, early-20<sup>th</sup>-century dwelling that exhibits design elements from the Colonial Revival and the Queen Anne styles. Constructed in 1905 by John Smith Simpson who founded the Paeonian Springs Academy, the two-story, five-bay frame dwelling features a complex roof line, sawn and turned woodwork on the porch, a Palladian attic window, overhanging eaves, gable-end returns, and German-lap siding. The large house has a two-story, gable-roofed rear ell with similar detailing. Also included on the four-acre lot is an early-20<sup>th</sup>-century, gable-roofed frame barn with a standing-seam-metal roof and vertical wood siding.

Only one example of the Queen Anne style, popular in the region during the first decades of the 20<sup>th</sup> century, was identified in the district. The house at 16929 Simpson Circle [053-5072-0016] sits in a nicely maintained yard with mature trees and bushes and a barn and a meat house/root cellar located in the rear yard. The two-story, L-shaped frame dwelling is clad in asbestos shingles and features a cross-gable roof clad in standing-seam metal. One of the few houses that sits on a brick foundation, the ca. 1910 dwelling features a two-bay front porch with chamfered posts and sawn brackets, a plain frieze board with end brackets, and several small rear additions. The projecting two-story polygonal bay with one-over-one-sash windows that is located on the front cross gable rests on a stone foundation. The chimneys on the house have been removed.

One of the best preserved early-20<sup>th</sup>-century dwellings in Paeonian Springs is one that draws from several popular architectural styles. The house at 17042 Highland Circle [053-5072-0030] uses architectural elements from the Colonial Revival, Gothic Revival, and Queen Anne styles, all popular during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Located on a hill overlooking Paeonian Springs, the corner lot is surrounded by historic American wire fence and is nicely landscaped with mature bushes and trees. Constructed ca. 1905, the 2 ½-story, three-bay frame dwelling has a hipped roof with a steeply-pitched central-front cross gable, exposed rafter and purlin ends, overhanging eaves, a decorative vergeboard, a stone foundation, and two central interior brick chimneys. The house is now covered in aluminum siding, but the paired and single one-over-one-sash windows, paired attic windows in the central front gable, and three-bay front porch with turned posts and central-front gable all appear original. A one-story Queen Anne-style polygonal

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bay projects off the south side and a two-story bay of a similar design projects off the north end. The house has a rear extension, with a two-story polygonal bay, connecting the front of the house to what was once a detached gable-roofed two-story building that was supposedly once a school. An early-20<sup>th</sup>-century barn with board-and-batten siding, a stone foundation, and a gable roof clad in standing-seam metal is located in the rear yard.



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By the end of the 1910s, construction of dwellings in Paeonian Springs decreased. The houses within the district that were built after that time tend to be smaller and more modest than the earlier ones. The house at 16925 Simpson Circle [053-5072-0015] is a one-story, three-bay, gable-roofed hall-parlor-plan dwelling with a standing-seam-metal gabled roof, a stone foundation, an exterior-end concrete block flue, one-over-one-sash windows, and overhanging eaves with exposed rafter and purlin ends and is a good example of a vernacular house from this period.

The district contains several examples of vernacular Craftsman-style bungalows. The best example is located at 39933 Catoctin Ridge Street [053-5072-0009]. The 1 ½-story, three-bay frame dwelling is a well-preserved representative example of a ca. 1930 vernacular bungalow, typical of the period. The gable-end house rests on a raised formed concrete foundation and the exterior walls are covered in German-lap siding. Shed-roofed dormers are located on both sides of the roof and feature four-light windows. The house has 3/1 windows, a central brick flue with corbelled cap, overhanging eaves, and a three-bay hip-roofed front porch with Tuscan columns. A frame, gable-roofed meat house in the rear yard is clad in German-lap siding and has exposed rafter ends.

Although dwellings are the most common type of buildings that survive in the Paeonian Springs Historic District, some commercial and institutional buildings are also present. One of the most significant is the dwelling located at 40463 Charles Town Pike [053-0009; 053-5072-0001] that was constructed ca. 1903 as the Paeonian Springs Academy. The school was run by John Simpson and functioned privately until the mid-1910s when it became a public school and was finally closed around 1930. The building was converted to a residence in the mid-20<sup>th</sup> century. A major remodeling was undertaken in 1961 when several of the openings were enclosed and an addition was made to the kitchen, as well as several interior modifications. Nevertheless, the 1-story, L-shaped, building still retains many of its character defining features including two front doors, six-over-six-sash windows, overhanging eaves, a two-bay gabled porch with square posts, standing-seam-metal roof, limestone foundation and central 1 ½-story mansard-roofed tower with

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pedimented rectangular vent.

During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries several stores were in operation in Paeonian Springs, catering to the tourist trade as well as the local inhabitants. Currently only a handful of these buildings survive. The former Spinks Mercantile, located at 16905 Simpson Circle [053-5072-

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0014], was constructed ca. 1905, and has been converted into a dwelling. The two-story, hip-roofed, frame building originally had two-story integral porches on the front that have been enclosed and incorporated into the rest of the building. The main entrance is now on the side of the building. The building has a metal roof, stone foundation, overhanging eaves, German-lap siding, a side shed-roofed porch, and two-over-two- and six-over-six-sash windows.

The current Paeonian Springs Post Office, located along Simpson Circle near the former railroad [053-5072-0019], was constructed in 1930 as Reed's Store and also housed the post office. The Reeds added the dwelling that is attached to the south in 1950 for use as their home. The building is an interesting example of an early-20<sup>th</sup>-century commercial building with a slightly later attached dwelling.

By the 1920s Paeonian Springs began to see a decline in growth directly linked to an economic downturn. The Pure Food and Drug Act of 1906 made suspect many of the health claims of the waters. The end of passenger rail service to the village in the late 1930s, as well as the closure of the public school in the community also contributed to its decline. Few new buildings were constructed in the district during this period. The house at 16962 Simpson Circle [053-5072-0020], is a 1 ½-story, cross-gable-roofed, T-shaped vernacular cottage that appears to have been constructed ca. 1930. This well-maintained dwelling is representative of the cottage-style forms that were fairly typical during the first half of the 20<sup>th</sup> century. The house at 39943 Catoctin Ridge Street [053-5072-0008] is another example from this time period.

It was not until the post-World War II building boom that occurred throughout the region that more dwellings were constructed. The district contains several examples of historic dwellings from that period including the house at 16946 Highland Circle [053-5072-0021], a one-story, cross-gabled vernacular frame dwelling, and the house at 16900 Simpson Circle [053-5072-0013], a one-story concrete block dwelling typical of Minimal Ranch houses of the mid-20<sup>th</sup> century. Several houses in the center of the district date to the early 1960s and are generally one-story, gable-roofed frame dwellings.

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Although not the bustling commercial center it was during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, Paeonian Springs is still a vibrant residential community with a great appreciation of its history. The railroad tracks were removed in the 1980s and the right-of-way paved in order to accommodate a regional bike/hiking path. The passenger shelter that is sited on the south side of the former W&OD rail lines was moved to this site from Clark's Gap, and although it uses historic materials, the shelter is not a historic feature of the district. In addition, just to the south

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along Simpson Circle is a marker that was placed near the site of the original train station in 1990 by the Paeonian Springs Council in celebration of the 100<sup>th</sup> anniversary of the founding of Paeonian Springs [053-5072-0026]. The streetscape in the Paeonian Springs Historic District is still intact as are many of its historic buildings. They illustrate the growth and development of the community from the late 19<sup>th</sup> century to modern times. Of the 81 resources in the district, 59 are contributing. The noncontributing elements are mainly outbuildings with a few modern dwellings that do not detract from the historic character of the district.

**PAEONIAN SPRINGS HISTORIC DISTRICT INVENTORY**

**NOTES ON FORMAT AND ORGANIZATION OF INVENTORY:**

The properties are listed numerically by street address. All resources are contributing unless otherwise noted in bold and are keyed to the map in regular order.

**Berry Bramble Lane**

**16916 Berry Bramble Lane 053-5072-0012**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Late Victorian, 1909**

This well-preserved Folk Victorian-style dwelling was constructed in 1909. The 2-story, 3-bay frame building rests on a stone foundation and features weatherboard siding, a standing-seam metal gabled roof, 2/2-sash windows, a central brick flue, and a rear 2-story ell that was constructed ca. 1913. The central front gable contains a 4-light window and wood shingles and the 3-bay front porch has chamfered post supports with sawn brackets.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Privy**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

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**Catoctin Ridge Street**

**39924 Catoctin Ridge Street 053-5072-0003**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Colonial Revival, ca. 1910**

This 1 ½-story, 3-bay, Colonial Revival-style cottage appears to have been constructed ca. 1910. The frame building is clad in German-lap siding and the gabled roof is covered in asphalt shingle. Two gabled dormers are located in the front roof line, above the integral 3-bay front

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porch, which has Tuscan columns and a plain balustrade. The rear roof line has a shed-roofed dormer with three windows. Other details include a stone foundation, overhanging eaves, single and paired 6/1 windows, sidelights around the front door, basement entry on the east side, wood shingles in the gable ends, and an enclosed rear porch.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**39928 Catoctin Ridge Street 053-5072-0002**

*Primary Resource Information:* **Single Dwelling, Stories 2.5, Style: Other, ca 1905**

Constructed ca. 1905, this 2 ½-story, 3-bay, vernacular dwelling is a modified American Foursquare form. The frame building is clad in German-lap siding and rests on a random rubble stone foundation. The hipped roof is clad in asphalt shingle and features front and side hipped dormers with paired 1 x1 windows and wood shingles as siding. Architectural details include a central interior brick chimney, a 3-light transom over door, 1/1 windows, a 6-bay wraparound porch with Tuscan columns and plain pickets, and a cutaway bay on the first floor beneath the porch.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**39933 Catoctin Ridge Street 053-5072-0009**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Bungalow/Craftsman, ca 1930**

Constructed ca. 1930, this 1 ½-story, 3-bay frame dwelling is an example of a Craftsman Bungalow, typical of the period. The gable-end house rests on a raised formed concrete foundation and is covered in German-lap siding. Shed-roofed dormers are located on both sides of the roof and feature 4-light windows. Other details include: 3/1 windows, an enclosed rear porch with modern deck, central brick flue with corbelled cap, basement windows, overhanging eaves, and a 3-bay hip-roofed front porch with Tuscan columns.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

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*Individual Resource Status:* **Meat house**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**39943 Catoctin Ridge Street 053-5072-0008**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1950**

Constructed ca. 1950, this 1-story, 3-bay, gable-roofed vernacular dwelling is of concrete block construction which has been stuccoed/parged. Details include 6/6-sash wood windows, v-crimp metal roofing, Masonite siding in the gable ends, a 1-bay pedimented front porch with turned

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posts, a rear gable wing, and a side wing connected to the main block by an enclosed frame breezeway.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**39947 Catoctin Ridge Street 053-5072-0007**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1910**

This 1-story, 3-bay, vernacular frame dwelling was constructed ca. 1910. It features a gable roof clad in v-crimp metal, a central brick chimney, modern aluminum siding, modern 1/1-sash windows, a side 3-bay shed-roofed wing added in 1947 and a rear lean-to added in the 1950s.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**39951 Catoctin Ridge Street 053-5072-0006**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, 1964**

This 1-story, 4-bay, vernacular dwelling was constructed in 1964 and features an exterior-end brick chimney and a pedimented front porch. The building, clad in Masonite siding, was expanded by one bay in 1974.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

**39959 Catoctin Ridge Street 053-5072-0005**

*Primary Resource Information:* **Single Dwelling, Stories 2.5, Style: Other, ca 1900**

This 2 ½-story, 3-bay, Folk Victorian-style frame dwelling appears to have been constructed ca. 1900 and because of its large size, suggests that it was probably once a boardinghouse. The building, which is now used for commercial purposes, features a standing-seam metal gabled roof with a steeply-pitched central front gable with 2 rectangular attic windows. The building rests on a stone foundation and is clad in German-lap siding, with corner boards, overhanging eaves, and a plain frieze. The original chimney is missing but the 5-light transom and 3-light sidelights around the door appear original, as does the rear 2-story ell. The building has a

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modern 13-bay wraparound porch with turned posts and plain pickets as well as modern vinyl 8/8 windows, and a handicap ramp to the rear ell.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**39960 Catoctin Ridge Street 053-5072-0004**

*Primary Resource Information:* **Single Dwelling, Stories 2.5, Style: Colonial Revival, ca. 1899**

Constructed ca. 1899, this large 2 ½-story, 3-bay, Colonial Revival-style frame dwelling is clad in weatherboard siding and rests on a random rubble stone foundation. The gabled roof, clad in asphalt shingle, features 2 pedimented dormers with fluted trim and a central brick chimney.

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Other details include: single and paired 1/1-sash windows with louvered wooden shutters; a single transom over the front door; overhanging eaves; gable-end returns; capped corner boards; a plain frieze, an enclosed rear porch; and a 3-bay front porch with Tuscan columns and plain pickets. Part of the interior of the house was examined and contains fine carved woodwork that is naturally finished. This includes mantels and overmantels, stairs, trim, and flooring.

*Individual Resource Status:* **Smoke/Meat House**

**Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**Charles Town Pike**

**40463 Charles Town Pike 053-0009**

*Other DHR Id #:* **053-5072-0001**

*Primary Resource Information:* **School, Stories 1, Style: Other, ca 1903**

Constructed ca. 1903, this former school was later converted into a dwelling. A previous survey form (Lewis, 1979) indicates that a major remodeling was undertaken in 1961. Some of the openings were enclosed and an addition was made to the kitchen, as well as several interior modifications. The building is of frame construction clad in vinyl siding with a gable roof of standing-seam metal, a limestone foundation, an exterior brick chimney on the south end, an exterior brick flue on the north end, and a central 1 ½-story mansard-roofed tower with pedimented rectangular vents. The L-shaped, 1-story, 5-bay building features two front doors, 6/6-sash windows, overhanging eaves, a transom over the front door, a 2-bay gabled porch with square posts, and shed-roofed wings off the rear wing.

*Individual Resource Status:* **School**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

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**Highland Circle**

**16946 Highland Circle 053-5072-0021**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1948**

This 1-story, cross-gable-roofed vernacular frame dwelling was constructed ca. 1948. It is clad in asbestos shingle and features an exterior-end concrete block chimney with brick cap, 3-bay front porch with square posts and plain pickets, 1/1 windows with batten shutters, and an enclosed rear porch.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

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**16999 Highland Circle 053-5072-0029**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1892**

Constructed ca. 1892, this large 2-story, 3-bay, cross-gable-roofed vernacular dwelling was remodeled ca. 1995. The building features new 9/9 windows, a new Palladian window in the front gable end and 2 in the cross gable ends, a multi-light bay window in the 2<sup>nd</sup>-floor central bay, vinyl siding, and asphalt shingle roofing. Some original features include the multi-light transom and sidelights around the front door, gable-end returns, overhanging eaves, rear 2-story ell, and the 13-bay wraparound porch with turned spindles.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

*Individual Resource Status:* **Chicken coop**

**Non-Contributing**

*Individual Resource Status:* **Playhouse**

**Non-Contributing**

**17042 Highland Circle 053-5072-0030**

*Primary Resource Information:* **Single Dwelling, Stories 2.5, Style: Mixed (more than 3 styles from different periods), ca 1905**

Constructed ca. 1905, this house draws architectural elements from the Colonial Revival, Gothic Revival and Queen Anne styles, all popular during the late 19th and early 20th centuries. The 2 ½-story, 3-bay frame dwelling has a hipped roof with a steeply-pitched central-front cross gable, exposed rafter and purlin ends, overhanging eaves, decorative vergeboard, stone foundation, 2 central interior brick chimneys, aluminum siding, paired and single 1/1-sash windows, paired attic windows in the central front gable, and a 3-bay front porch with turned posts, and a central front gable. The south side has a projecting 1-story Queen Anne-style bay. The north end has a

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2-story bay of similar design that appears to have been a later addition. The house has a rear extension, with a 2-story polygonal bay, connecting the front of the house to what was once a detached gable-roofed 2-story building that was supposedly originally a school.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

**17054 Highland Circle 053-5072-0031**

*Primary Resource Information:* **Single Dwelling, Stories 2.5, Style: Other, ca 1900**

The center portion of this long dwelling appears to have been constructed first, ca. 1900. The right 3 bays appear to have been added soon after. Both sections are frame construction clad in

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German-lap siding, and sit on stone foundations, and have standing-seam metal gabled roofs with gabled dormers. Details include: full-length 1/1 windows on the first floor; 2/2-sash on the second floor and in the dormer; overhanging eaves; gable-end returns; corner boards; exterior-end brick chimney; interior-end brick chimney; and a rear 2-story ell that was constructed in at least two sections. The original front door has been made into a window so there are no door openings on the front of the original sections. The current front door is now through a 1-story 1-bay breezeway that attaches the historic portion of the house to a mid-20th-century 1-story, gable-roofed wing with exterior-end brick chimney that extends to the east.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

**Simpson Circle**

**Simpson Circle 053-5072-0026**

*Other DHR Id #:* **053-0276**

*Primary Resource Information:* **Shelter**, This passenger shelter that is sited on the south side of the former W&OD rail lines, now a bike path and part of the Northern Virginia Regional Park Authority, was moved to this site from Clark's Gap. The original Paeonian Springs train station burned in 1941. This small gable-roofed hand-hewn timber shelter sits on a cement slab and has been heavily rebuilt and therefore lacks historical integrity.

*Individual Resource Status:* **Shelter**

**Non-Contributing**

*Individual Resource Status:* **Other**

**Non-Contributing**

**Simpson Circle 053-5072-0027**

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*Primary Resource Information:* **Gazebo**,

This gable-roofed frame gazebo-like structure appears to have been constructed in the 1920s. It is a small 1-story, post-constructed building. The bottom half of the 2 side bays as well as the end bays are enclosed with modern lattice. The roof is clad in pressed tin shingles and has deeply overhanging eaves and exposed rafter ends. The structure shelters a spring and concrete steps that led down to the water are visible. The building is no longer in use.

*Individual Resource Status:* **Gazebo**

**Contributing**

**16896 Simpson Circle 053-5072-0010**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1910**

Constructed, ca. 1910, this 2-story, 3-bay, side passage-plan frame dwelling features a standing-seam metal gable roof with a steeply-pitched central front gable with gable-end returns, 1/1-sash



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windows, a stone foundation, an interior brick flue with corbelled cap, vinyl siding, and a 1-bay front porch with square posts. The large rear hip-roofed ell has enclosed side porches, and entrances on all three exposed sides.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Chicken coop**

**Contributing**

**16900 Simpson Circle 053-5072-0013**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1950**

This 1-story, 3-bay, gable-roofed, concrete block dwelling was constructed in 1950. The building features an asphalt shingle roof, 1/1-sash windows, weatherboard in the gable ends, and an exterior-end concrete block chimney, a side stoop, and basement windows.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Privy**

**Contributing**

**16905 Simpson Circle 053-5072-0014**

*Primary Resource Information:* **Commerce/Trade, Stories 2, Style: Other, ca. 1905**

This 2-story, frame building was constructed as a store ca. 1905. It has recently been renovated and the 2-story integral porches on the front hip-roofed end have been enclosed and incorporated into the rest of the building. The main entrance is now on the side of the building. Architectural details include a stone foundation, overhanging eaves, a new copper roof, German-lap siding, 2/2 and 6/6-sash windows, and a side shed-roofed porch.

*Individual Resource Status:* **Mixed:Commerce/Domestic**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

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**16908 Simpson Circle 053-5072-0011**

*Primary Resource Information:* **Single Dwelling, Stories 3, Style: Other, ca 1910**

This ca. 1910, 2 1/2-story, 3-bay, hip-roofed vernacular frame dwelling is well preserved. Clad in German-lap siding, it has a standing-seam metal roof, a front hipped dormer, 2/2-sash windows, interior brick flue; capped corner boards, overhanging eaves, and a 3-bay hip-roofed front porch with turned spindles and brackets. The rear 2-story wing is also hip-roofed and contains a side 2nd-story bathroom addition above a one-story porch off the rear of the front section.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Meathouse**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

**16920 Simpson Circle 053-5072-0018**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

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This 2-story, 3-bay, early-20th-century, frame, hall-parlor-plan dwelling is clad in stucco with a standing-seam metal gable roof. Architectural details include 6/6-sash windows, a stone foundation, gable-end returns, interior-end brick flues, 4-light attic window in gable end, rear 2-story ell with interior-end flue, and 3-bay front porch with chamfered posts and plain pickets.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**16925 Simpson Circle 053-5072-0015**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1920**

This fairly small, 1-story, 3-bay, frame cottage is clad in asbestos shingle and appears to have been constructed ca. 1920. Architectural details include a standing-seam metal gabled roof, a stone foundation, an exterior-end concrete block flue, 1/1-sash windows, vinyl shutters, overhanging eaves with exposed rafter and purlin ends, an attic window in the north gable end, and a rear shed-roofed wing with a 1-bay rear porch and interior brick flue.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**16929 Simpson Circle 053-5072-0016**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Queen Anne, ca 1910**

This 2-story, L-shaped Queen Anne-style dwelling is of frame construction clad in asbestos shingle. Constructed ca. 1910, the house has a cross-gable roof clad in standing-seam metal, a brick foundation, a 2-bay front porch with chamfered posts and sawn brackets, plain frieze board with end brackets, and several small rear additions. A projecting 2-story polygonal bay on the

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front cross gable has a stone foundation and 1/1-sash windows. The chimneys on the house have been removed.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Contributing**

*Individual Resource Status:* **Meathouse**

**Contributing**

**16940 Simpson Circle 053-5072-0017**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1910**

This 2-story, 3-bay vernacular I-house has a central front gable with 4-light attic windows, a stone foundation, a 3-bay front porch, a rear 2-story ell, and a metal roof. Constructed ca. 1910, the house has been renovated and now has modern vinyl siding, 1/1-sash windows, new square porch supports, and a shed-roofed rear wing.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Non-Contributing**

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**16948 Simpson Circle 053-5072-0019**

*Primary Resource Information:* **Mixed:Commerce/Domestic, Stories 1, Style: Other, ca 1930**

This early-20th-century building is made up of two sections: a ca. 1930, 1-story, 3-bay, gable-end store/post office with stepped parapet; and a ca. 1950, 3-bay, 1 ½-story vernacular frame dwelling. The store features German-lap siding on the front, asbestos shingle on the side, an enclosed front porch now the main entry, rectangular attic vents in the gable ends, gable-end returns in rear gable, a central brick flue, and enclosed rear porch. The 3-bay porch of the dwelling that was added to the south ca. 1950 is on the same plane as the front wall of the store. It features a gable roof with an oversized gabled dormer, paired 2/2 windows, German lap siding, turned porch supports, a central flue, and a large shed-roofed rear dormer.

*Individual Resource Status:* **Mixed:Commerce/Domestic Contributing**

**16957 Simpson Circle 053-5072-0025**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1960**

This 1-story, 5-bay vernacular dwelling has recently been covered in vinyl siding and given new 6/6-sash vinyl windows. It appears to have been constructed ca. 1960 and has an exterior-end concrete block flue, and a 3-bay front porch with wrought iron supports.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

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**16962 Simpson Circle 053-5072-0020**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Other, ca 1930**

This 1 ½-story, cross-gable-roofed, T-shaped vernacular cottage appears to have been constructed ca. 1930. It features an asymmetrical form, central interior brick chimney, cinder block foundation, asbestos shingle siding, a front polygonal bay window, 1/1 windows, gable wall dormers on most elevations, and a partially enclosed side porch with turned posts.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**16967 Simpson Circle 053-5072-0024**

*Primary Resource Information:* **Mixed:Commerce/Domestic, Stories 2, Style: Other, ca 1890**

This ca. 1890, 4-bay, vernacular frame dwelling with an off-center front gable features two front doors because part of the building was originally used as a store (confectionary). The building is clad in asbestos shingle and has a metal roof, gable-end returns, a modern exterior-end brick

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chimney, a concrete block flue, a rear 2-story ell with enclosed side porch, a lunette attic vent in front gable, and 2/2-sash windows. The shed-roofed 3-bay front porch has a central front gable, turned supports, and a bracketed eave.

*Individual Resource Status:* **Mixed:Commerce/Domestic**      **Contributing**  
*Individual Resource Status:* **Carpport**      **Non-Contributing**

**16983 Simpson Circle    053-5072-0023**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1965**

This 1-story, 4-bay, gable-roofed vernacular dwelling was constructed ca. 1965 and features a picture window, exterior-end concrete block flue, overhanging eaves, 1/1 windows, aluminum siding, and 3-bay front porch with wrought iron supports and aluminum awning roof.

*Individual Resource Status:* **Single Dwelling**      **Non-Contributing**  
*Individual Resource Status:* **Shed**      **Non-Contributing**

**16989 Simpson Circle    053-5072-0022**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1960**

Constructed, ca. 1960, this 1-story 3-bay, gable-roofed vernacular dwelling features aluminum siding, paired horizontal 1/1 windows with brick sills, central brick flue, rear shed-roofed wing, basement windows, and a 3-bay aluminum awning porch with wrought iron supports.

*Individual Resource Status:* **Single Dwelling**      **Non-Contributing**

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**17014 Simpson Circle    053-5072-0028**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1852**

The earliest portion of this house appears to be the rear section, which may be of log construction and dates to the mid-19th century. The current front of the house faces north and is a typical late-19th-century vernacular side-passage plan. It features a central-front gable with gable-end returns and a circular attic vent; an asymmetrical 3-bay front; 2/2-sash windows; French doors on first-floor front; an exterior-end stone chimney with brick stack; stone foundation; transom over front door; weatherboard siding, louvered wooden shutters; and a 3-bay front porch with chamfered posts and plain pickets. To the rear is a 2-story ell with paired cross-gabled wings that extend to the east. Along the north side of the wing closest to the front of the house are 2-story porches. Off the south end of the rear ell is a 1-story wing with an off-center exterior-end stone chimney with brick stack and a side lean-to addition. Off the west side of the front section, but recessed back, is a modern 1-story, hip-roofed addition with an exterior-end brick chimney.

*Individual Resource Status:* **Single Dwelling**      **Contributing**  
*Individual Resource Status:* **Spring/Spring House**      **Contributing**

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*Individual Resource Status:* **Garage**

**Contributing**

**17026 Simpson Circle 053-5072-0035**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1890**

The rear (east portion) of this house is the original section and was constructed ca. 1890 as the bottling plant for the Paeonian Springs Company. It is a 2-story, 3-bay frame building with an exterior-end brick chimney, stone foundation, bracketed overhanging eaves, gabled roof, standing-seam metal-roof, 2/2-sash windows, and replacement vinyl siding. The front is the south side of the building which has a 1-story shed-roofed section with bay window, modern doorway with transom and sidelights and a 1-story pedimented portico that wraps around the east side of the original building. A large, 2-story, ca. 1990 addition to the west has a gable roof, stone-veneered split-level basement, and 6/6-sash windows.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Non-Contributing**

*Individual Resource Status:* **Spring/Spring House**

**Contributing**

**17115 Simpson Circle 053-5072-0034**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Gothic Revival, ca 1895**

This well-preserved cross-shaped dwelling was constructed ca. 1895 and is a fine example of the Gothic Revival style. The 1 ½-story, cross-gabled, frame dwelling is clad in German lap siding

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with wood shingles in the gable ends of the ½ story. Architectural details include: asphalt shingle roofing; 2/2, 1/1, and multi-light/1-sash windows; lancet windows in the front gable end; pedimented dormers; a projecting full-height polygonal bay on the south end; a screened-in wrap-around front porch with Tuscan columns; and a 3-story turret on the southwest corner.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Pool/Swimming Pool**

**Non-Contributing**

*Individual Resource Status:* **Tennis Court**

**Non-Contributing**

**17121 Simpson Circle 053-5072-0033**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1905**

This large 2-story, 5-bay, vernacular frame dwelling was constructed in 1905. It features a hipped

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roof with an area for a widow's walk and lower cross gables. The central front gable contains a Palladian attic window. Details include: stone foundation; German-lap siding; modern standing-seam-metal roof; 1/1 windows; gable-end returns; overhanging eaves; plain frieze; louvered wooden shutters; 2-light transom; 5-bay front porch with turned posts and sawn spindles, and rear 2-story gable-roofed ell with similar detailing.

*Individual Resource Status:* **Single Dwelling**  
*Individual Resource Status:* **Barn**

**Contributing**  
**Contributing**

**17124 Simpson Circle 053-5001**

*Other DHR Id #:* **053-5072-0032**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Tudor Revival, ca 1883**

This 2-story, 2-bay, cross-gable-roofed (asphalt shingle) frame dwelling exhibits elements of the Tudor Revival style. Constructed ca. 1883, it is clad in German-lap siding on the first floor and wood shingles on the other levels. Details include 6/6-sash and paired 1/1-sash windows, central brick chimney with corbelling; batten shutters, stone foundation, projecting 2-story polygonal bay and cross gable on north side; large gabled dormer on front; and Colonial Revival-style doorway with 14-light transom and 3-light sidelights. A 1-story gabled wing extends to the south and appears to have been constructed in the mid-20th century.

*Individual Resource Status:* **Single Dwelling**  
*Individual Resource Status:* **Carriage House**  
*Individual Resource Status:* **Smoke/Meat House**

**Contributing**  
**Contributing**  
**Contributing**

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**8. STATEMENT OF SIGNIFICANCE**

The Paeonian Springs Historic District, located near Clark's Gap about four miles west of Leesburg, Virginia, at the base of the Catoctin Mountain, is significant as a community that had its genesis in the late 19<sup>th</sup> century. A village complex of nearly three dozen surviving structures, the great majority of which date from between 1900 and 1910, includes grand Victorian mansions, simple bungalows, hotels or boardinghouses, commercial stores, and an early-20<sup>th</sup>-century school building. Paeonian Springs was established by a group of entrepreneurs primarily from Loudoun County who sought to take advantage of the "healthful" springs around which Paeonian Springs was to grow. These 19<sup>th</sup>-century versions of 21<sup>st</sup>-century developers believed the existence of spring water reputed to have healing properties, along with a rail line that could transport visitors to the area from the metropolitan Washington region, offered the ideal opportunity to establish a village to which affluent families could escape the humid and unhealthy climate of the District. Beyond that, the railroad offered the ideal method to ship the bottled spring water back to the nation's capital to a population that was becoming increasingly health conscious. Theodore Milton, the owner of the core property on which the springs were

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located, joined with several people from Washington to form the Paeonian Springs Company in 1890. Paeonian Springs retains an atmosphere of a rural village with considerable open space within its boundaries, characteristics that are rarely found today in the concentrated population areas of Northern Virginia. Its buildings and provenance represent an era when society was searching for healthy living conditions and tasteful accommodations and had the financial resources to secure them. The district is eligible under Criterion C for Architecture and Criterion A for Social History.

**HISTORICAL BACKGROUND**

Paeonian Springs is located in an area of piedmont Loudoun County where good soil and access to roads made it attractive to farming units that dominated the landscape in Northern Virginia. An 1874 plat of the area shows the strategic location where the village was to develop, with the rail line of the Washington and Ohio Railroad curving through the region from northwest to southeast, and two roads--a county road that traditionally was believed to have been an Algonquin Indian trail that started at Clark's Gap and traversed the mountains through Key's Gap now known as the Charles Town Road (Route 9) and what was Snickersville Pike and is now Route 7 running east-west to the south.<sup>1</sup> In addition, Clark's Gap Road, a market road

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which ran north-south through the area, was to become the main street of the village.<sup>2</sup> Landowners in the area included the Pierponts, the Bradens, and the Vandervaners, all families whose names are associated with property and dwellings in the Paeonian Springs village. The deed associated with this plat was from Jacob Manning, executor of Euphemia Manning, to Ellen Cochran of Washington D. C.<sup>3</sup> What would become Paeonian Springs was part of a large farm owned in 1860 by Euphemia Lacy Manning who was married to Jacob Manning. She had inherited the property from her father, David Lacey, who had acquired the land on which the springs are located from David Ellzey.

John Milton, who was a brother of Theodore Milton, acquired a small 17-acre parcel of the Paeonian Springs land in 1881 from a special commissioner acting on behalf of T. H. Vanderver.<sup>4</sup> "Spring on the lot" and "a spring branch" are mentioned. Two years later, Theodore Milton bought 445 acres at Clark's Gap from the estate of Jacob Manning with a selling price of \$1,405. At the same time in 1883, Lydia Milton, wife of Theodore, acquired a 169-acre parcel in the same area described as having been conveyed by Euphemia Manning to Ellen Cochran in 1873. This parcel cites the railroad and the county road from Leesburg to Hillsboro. The selling price for the parcel was \$7,380, a fairly significant sum for this acreage.

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There is no specific mention of any house on the property in this deed, although the elevated selling price might indicate there was a dwelling on the acreage.<sup>5</sup> The land tax book for 1884 show Lydia Milton charged with 164 acres with \$1,600 worth of improvements. Theodore Milton is shown as owner of forty acres with no improvements. Margin notes in the land tax book for 1884 confirm that this parcel was “Manning land”, recently acquired. The \$1,600 worth of buildings does not change in subsequent years.<sup>6</sup> It appears that this house, built ca. 1883, stands at 17124 Simpson Circle [053-5001; 053-5072-0032]. It is unusual that the house is listed in the ownership of Lydia Manning rather than her husband, and later deeds refer to it as “Lydia Milton’s property.”<sup>7</sup> Land tax records for 1898 Paeonian Springs lot owners do not show the Miltons; however, it is likely that their parcels outside the village were not included in the delineated lots.

Theodore Milton, a Loudoun County businessman who had previously operated an agricultural and fertilizer firm with his brother John in Purcellville, saw an opportunity to capitalize on his strategic location adjacent to the fine springs on his property, which also had direct access to the increasingly popular railroad that linked the Washington area with the northwestern part of Virginia. He joined with other investors from Loudoun County and Washington to establish the “Paeonian Springs Company.” The company’s officers included William M. Mew from

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Washington and Charles P. Janney from Leesburg, as well as several of Milton’s brothers.<sup>8</sup> Headlines in the local papers extolled the new company and its project, saying “...the Magic Mountain Village will go up at once on the beautiful town site laid out by the Paeonian Springs Company...”<sup>9</sup>

It is highly likely that, in addition to the location of the prolific springs on the land, the location of the rail line was the deciding factor in selecting the area for potential development. The railroad that had begun as the Alexandria, Loudoun and Hampshire Railroad in the mid-19<sup>th</sup> century, had reached the area of Paeonian Springs by 1871.<sup>10</sup> By 1891, now known as the Washington and Old Dominion, the rail line extended westward to Bluemont. Coupled with the location between two primary east-west routes--a county road known as the Charles Town Pike, or present-day Route 9, and the old Snickersville Pike, Milton’s land was ideally situated to attract both visitors and residents. The amended charter of the Paeonian Springs Company dated 1890 expanded some of the goals of the organization and spells out in substantial detail its plans. Quoting directly from the amended charter:

“The purpose for which company is formed is to deed the pecuniary value of the waters of the Spring or Springs called Paeonian Spring on the land



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now occupied by Theodore D. Milton near Clark's Gap in the County of Loudoun and State of Virginia, or other Springs in said County and to sell the said waters to all, building and improvements as may be necessary, to build Hotels and boarding houses. Also to purchase, lease, hold and convey lands for farming, mowing, building and other purposes and for laying out sub dividing the same, to reduce ores, open quarries, construct roads, bridges, tramways, wharfs and other improvements on the land owned leased or situated hold by the said Company with full power to do all such matters and things in and about the premises as are lawful for an individual and which may be necessary in the future...The capital stock of said company shall be one hundred thousand dollars...The principal office of the said Company shall be kept at the Paeonian Springs..."<sup>11</sup>

What is interesting in this charter is that both the value of the actual spring waters and the potential for buildings to attract visitors were contemplated. Both would require accessibility to the rail line, implying that visitors would come primarily from the Washington area and that the spring waters could be commercially bottled and shipped to the district as well. A deed recorded

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in 1891 records the sale of 99 acres by Theodore and Lydia Milton to the Paeonian Springs Company for \$9,901. A right-of-way to the springs is reserved. The parcel is described similarly to the deeds recorded in 1873 and 1883 as near Clark's Gap, on the railroad and on the south side of the road from Clark's Gap to Wheatland (Charles Town Pike). Specifically reserved to Lydia Milton in the deed is the parcel with the house built in 1883, valued at \$2,132 [053-5001, 053-5072-0032]. The reserved parcel is described as bounded by Spring Avenue, (formerly Canby Road), Columbia Street, Highland Street and Lake Drive, thus providing us with the names of some of the streets in the new Paeonian Springs village that are recorded in the plat drawn to accompany the deed.<sup>12</sup>

The source of the name "Paeonian" has been variously attributed, including the theory that it derived from Greek gods of medicine; but the most likely source is Homer's *Iliad*. In Book II, "The Forces are Displayed," Homer describes in some detail the Trojan forces. Included in the forces and led by Pyraechmes were the *Paeonians* "with their curving bows. They had come from far, from Amydon and the banks of the broad River Axius – the Axius, *whose waters are the most beautiful that flow over the earth.*" The River Axius is a river in Macedonia that empties in the Gulf of Salonika today.<sup>13</sup> The linkage between "Paeonian" and "beautiful waters" must have appealed to Theodore Milton as he selected a name for his development.

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The Paeonian Springs Company wasted no time in aggressively promoting its product. An 1891 issue of the Loudoun Telegraph, a newspaper in Loudoun, heralds the spring waters, saying that:

PAEONIAN SPRINGS

A

Fountain of Health

Flowing out of the deep rock ribs of the Catoclin Mountain  
For the Healing of the People.

A letter to the newspaper declared that “We have Ponce de Leon in Paeonian,” no doubt an exaggeration but typical of the advertising hyperbole of the 1890s. Later ads described the spring water as known for “its healing properties... [with] no superior in America.”<sup>14</sup>

Among the early and most important structures in the district was the plant devoted to the bottling of the Paeonian spring waters, probably constructed in the early 1890s. Local historian Eugene Scheel indicates that the bottling activity took place on the large lot east of Simpson Circle at the southeast corner of the district, which would have been convenient to the railroad

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less than two blocks away that hauled the bottled water to Washington [053-5072-0035]. The building was expanded for residential use probably sometime in the 1910s or 1920s when enactment of the Pure Food and Drug Act led to the closing of the bottling operation.<sup>15</sup> The northeast portion of the building is still identifiable as a late-19<sup>th</sup>-century structure.

In line with the statewide late-19<sup>th</sup>-century heyday for residential development projects in which a private company would acquire, map, and then sell lots, the Paeonian Springs Company appears to have thrived during the first years after its formation. An examination of indexes for sales of lots indicates more than 85 buyers of lots between 1890 and 1907. A plat of Paeonian Springs, possibly based on the plat drawn by John Milton that accompanied the deed for the property in 1891, indicates that more than 140 lots had been sold.<sup>16</sup> Since few of the names associated with the lots appear in the tax records, it seems that only a handful of the lots were actually built on, and a number of the lots were owned by investors from other places, particularly Washington. Milton laid out the village into 19 blocks with each block containing about a dozen lots for a total of approximately 180 lots. The first lot, lot #11, a 75 X 160 foot parcel facing on Catoclin Street, was sold in August of 1891 to Burr T. Noland.<sup>17</sup> According to land records, the Paeonian Springs Company granted to the Washington and Ohio Railroad a 56-foot right-of-way. In return, the railroad’s board of directors agreed to build a railroad station, which they did in 1892. A history of the Washington and Old Dominion Railroad indicates that the station building was what is known as an “agency station” not owned by the railroad but built

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by the Southern Railroad in 1901 when it had taken over the old Washington and Ohio line.<sup>18</sup> This station building, a 1920 photograph of which is held by the Thomas Balch Library in Leesburg, burned in 1941.<sup>19</sup> The area around the train depot became the commercial “core” of the village, with a post office located in the store of Flavius Bean, a mill constructed by the Purcellville firm of Smith and Hirst, a blacksmith shop, and a wheelwright shop. Unfortunately none of these structures except Bean’s store, which was used as a confectionary, survive.<sup>20</sup>

Responding to the directives in the charter of the Paeonian Springs Company, Addison Clarke Vanderventer (also spelled *Vandervanter* in county land records, contemporary spelling is VanDeventer) was recorded as the owner of the first boardinghouse in Paeonian Springs by 1892, and was mentioned in a deed from Theodore and Lydia Milton to the Paeonian Springs Company that states that a “new boarding house” stands on adjacent land.<sup>21</sup> The Vanderventer Boarding House is also cited in a deed from the Paeonian Springs Company to Fannie Meeks in 1898. The deed specifically excludes from the sale the “Vanderventer Boarding House” saying “except one acre with new boarding house or hall”.<sup>22</sup> By 1900, the tax records valued the building at \$2,000.<sup>23</sup>

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This boardinghouse, located at 16999 Highland Circle [053-5072-0029] and commonly known as Vandervanter’s Inn, was later known as the Paeonian Hotel. In the 1940s, it was converted to a nursing home and more recently served as a young Woman’s Crisis Pregnancy Center. It has since been converted into a single-family dwelling. As a boardinghouse or hotel, it would have been typical of the type of building constructed to attract visitors from the city to enjoy the spring waters and the cooler summer climate that Paeonian Springs offered.

Among the early lot holders in Paeonian Springs who were charged with substantive improvements to their lots were families whose names appeared in deeds from the 1870s and 1880s in the area. R. W., age 41, and G. V. Braden, age 58, both of whom appear in the 1900 Census for Loudoun County in this area, were charged with several lots in Paeonian Springs with improvements of \$300 and \$1,100 on two lots. G. V. Braden continued to hold lots in Paeonian Springs until at least 1915, with improvements listed at about \$1,300. From the 1890 Milton map, it appears that Braden’s house was in the vicinity of the railroad depot at 16929 Simpson Circle [053-5072-0016]. Eugene Scheel tells a story about Gabe Braden who had a game leg and during the Civil War was imprisoned by the Yankees after being shot jumping out of a window to escape detection by the enemy.<sup>24</sup> Obed J. Pierpont, another family whose name appears on the 1874 plat of the Paeonian Springs area as a primary landholder, purchased lot #1 in block 15 on Catoctin Ridge Street. Pierpont appears in the 1900 census in this area as being 55 years old, and owning a total of 110 acres with \$1,540 worth of buildings, which may or may not have included the lot in Paeonian Springs.<sup>25</sup> Pierpont apparently was the postmaster for Paeonian Springs until

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1914. The post office had been established in 1892 in the recently constructed store of Flave (or Flavius) Bean(s) located at 16967 Simpson Circle [053-5072-0024]. Bean and other Bean family members including Aaron, Amos, Burr, Franklin, and George, all lived in the Paeonian Springs area in 1900, but do not appear in any of the tax records for the period 1898-1915. However, Milton's map shows F. J. Beans, presumably Flave Beans, owning lot # 2 in block 1, which would have been on the east side of Simpson Circle south of the railroad right-of-way. Architectural evidence dates this building to ca. 1890 and indicates that it was used as both a store (confectionary) and a dwelling.

Another boarding house in Paeonian Springs was built ca. 1905 by A. W. Curry at 39959 Catoctin Ridge Street [053-5072-0005]. It stands on what was cited on the Milton Map as block 13, and is recorded in the Loudoun County Deed Index for the period 1890-1907.<sup>26</sup> The 1900 census indicates that A. W. Curry was a resident of the nearby village of Mount Gilead. Tax records for 1900 do not show this building, but by 1905 A. G. Curry is charged with \$1,920

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worth of buildings on his lot in Paeonian Springs, one of the largest valuations for buildings in the village and a value that continued as late as 1915, and suggests a construction date of 1904.<sup>27</sup>

A third boardinghouse in the village, in addition to Vanderverter and Curry, was built ca. 1899 and was owned and operated by Annie C. Saunders and her two sisters, but lies outside the boundaries of the historic district.

The presence of these boardinghouses, which measured by their valuations were substantial structures, attests to the importance of Paeonian Springs as a destination for travelers in the early decades of the 20<sup>th</sup> century. The attraction of purportedly "healthy" spring waters along with a moderate summer climate, made Paeonian Springs a particularly attractive destination in an era when "healthy living" was being broadly promoted. One local historian commented that the village was nearly empty of residents in the winter, typical of today's summer resorts.

Among the most impressive residences in Paeonian Springs is "Chanbourne," at 17014 Simpson Circle [053-50072-0028]. Dating from the 1890s, with a core that dates to the mid-19<sup>th</sup> century, it is specifically noted in the deed from the Paeonian Springs Company to Fannie Meeks in 1898.<sup>28</sup> Channing Meeks, her husband, saw in the Paeonian Springs property what he believed was a good investment opportunity. The deed, which was for "land in and around Paeonian Springs," included about three dozen lots and "all that tract of land having on it the main spring and the mansion house with 20 acres on Spring Street." The 20-acre mansion parcel is described as bounded on the south by the lands of Lydia Milton and would likely have included the Paeonian Springs bottling plant parcel as well. The deed specifies that the owner must allow

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access to the springs. Meeks indirectly bought all the unsold lots in Paeonian by having his wife listed as the grantee. According the Eugene Scheel, the original investors were happy to get their money out of their investment. Meeks was an entrepreneur from Colorado and apparently he never lived at Paeonian Springs, visiting only in the summer months. He named the property "Chanbourne" and his wife and sister, Mabel and her husband George Lauman elected to live in the Virginia village. Meeks died in an accident in Colorado, and his brother-in-law Lauman took over the supervision of the spring waters, while Bob Manning, son of the original owner of the property in the area, Jacob Manning, managed the Paeonian Springs Company, continuing to sell lots in the village.<sup>29</sup>

Another fine surviving residence constructed ca. 1900 was for Charles R. Tavenner at 39960 Catoctin Ridge Road. [053-5072-0004]. Tavenner acquired the property in a deed from Thomas F. Keen and his wife to Caroline Tavenner and an additional deed from William C. James to

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Charles R. Tavenner dated 1903.<sup>30</sup> Caroline and Charles Tavenner acquired lot #2 in block 14 in which they presumably built their house and lot #1 in block 14 on which Charles Tavenner built his store. The index shows that both Keen and James had acquired the lots from the Paeonian Springs Company in 1894.<sup>31</sup> Tavenner acquired several other lots in Paeonian Springs, including lot #3 in block 14 from Andrew Curry and lot #9 in block 13 from H. D. Filler in 1900. Charles Tavenner appears in the 1900 Loudoun County Census as age 43. The Land Tax books for 1905 show improvements on Caroline Tavenner's lots as being \$1,300, a fairly substantial valuation that was likely for the dwelling. In 1910, Charles Tavenner is charged with an additional \$500 of improvements on a lot that presumably was the store.<sup>32</sup> The interesting factor is that the store is specifically mentioned in a 1942 deed from Caroline Tavenner, widow, to Clarence and Willie Mae Fling, in which Caroline Tavenner reserved "possession of the store building until July 1, 1942 and it is further agreed that the showcases, the scales and the lamp now in the said store building are conveyed with the store property."<sup>33</sup> The store does not survive but appears to have stood where the present garage is located.

Rural Hill, which stands at 17121 Simpson Circle [053-5072-0033], was built ca. 1905 by John Simpson Smith. Lydia Milton had deeded to John Simpson the land for his new home that stood just south of the parcels laid out for the village and immediately across the road from Mrs. Milton's residence.<sup>34</sup> Mr. Simpson, a gifted educator who had moved to the area from North Carolina, established a successful boarding academy in his home. A printed "announcement" for the school appeared in 1906 and indicates that the "home of the principal" (Mr. Simpson) had just been completed. The academy employed two teachers, and the pamphlet describes in some detail the curriculum and the rules for the students, who "would not be allowed to visit town"

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except under proper restrictions. Simpson had previously been at Donaldson-Davidson Academy in North Carolina. The announcement confirms that the students boarded in the home of the principal. Testimonials from Washington and Lee and Hampden-Sydney College offer praise for the graduates of his school. Described as a "Private and Select School," the Academy operated until 1913.<sup>35</sup>

Another late-19<sup>th</sup>-century home, the elaborate Gothic Revival-style house at 17115 Simpson Circle [053-5072-0034], may have been Lucy Manning's summer home in the 1890s. The next owner was Harvey Arthur who appears in the land tax books charged with a building valued at \$1,700 in 1905, among the highest valuations in Paeonian Springs at that time. By 1915, the value had grown to \$1,850. According to the present owner, the house was later owned by a Mr. Bean and a partner who apparently used the house for rental purposes. The Herbert family

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acquired the house in the 1950s, and the present owners bought the house in 1968.<sup>36</sup>

There seem to have been a number of lot holders who chose to construct either permanent or at least summer homes in Paeonian Springs during the first two decades of the 20<sup>th</sup> century. Houses that survive today at 39928 Catoctin Ridge Road [053-5072-0002]; 39924 Catoctin Ridge Road [053-5072-0003]; 39947 Catoctin Ridge Road [053-5072-0007]; 16896 and 16908 Simpson Circle [053-5072-0010 and 053-5072-0011]; 16916 Berry Bramble Lane [053-5072-0012]; 16940 Simpson Circle [053-5072-0017]; 16920 Simpson Circle [053-5072-0018]; 17042 Highland Circle [053-5072-0030]; and 17054 Highland Circle [053-5072-0031] all likely have associations with families whose names appear in the tax records with building improvements on their lots and deed books from the early 20<sup>th</sup> century in Paeonian Springs. These family names include: Cullen, Dutton, Norris, Potts, Smith, and Wine from the 1900 land records; Arthur, James, Peacock, Potts, Schooley, Stier, and Shaw from the 1905 records; Hagen, Paxton, Tatum, and Lee from the 1910 records; and Blavins, Botts, Hough, Lening, and Schofar from the 1915 records. "Colored" lot holders include Ida Barnes, Arthur Lee, Mr. Zimmerman, all of whom were taxed for modest building improvements on their lots.

Paeonian Springs boasted institutional and commercial buildings as well. The Loudoun Valley Milling Company was charged with \$1,400 for its mill within the Paeonian Springs village that burned in the 1930s. Mr. T. M. Meek, who through his wife Fannie M. Meeks had purchased the Paeonian Springs Bottling Company plant and dwelling from Theodore and Lydia Milton in 1898, was charged with \$2,000 worth of buildings in 1915 plus a new \$600 structure.<sup>37</sup> Apparently Mrs. Meek laid a pipe from the Paeonian Springs to a gazebo-enclosed cistern across the street to keep people off her lawn. The cistern and gazebo survive today [053-5072-0027].

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The property at 39947 Catoctin Ridge Road [053-5072-0007] was a site of a weigh station to weigh objects that were to be shipped on the railroad, and the present circa 1910 dwelling house served as an office. The property at 16905 Simpson Circle [053-5073-0014] was known as "Spinks Store" and architectural evidence suggests that it dates from ca. 1905. Because of illegibility in the handwritten records, it is highly possible that the names "Spire" and "Stier" may actually have been "Spinks;" if that is the case, then this building may be the same as one taxed for \$850 in 1900 and \$1,200 in 1905. John H. Schooley operated a blacksmith shop that is no longer standing. Schooley is charged with \$900 on his lot from 1905 until at least 1910. Since he did not die until early in the 1920s, it is likely that he continued to operate the blacksmith shop after 1910 and the tax records merely failed to record it.

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Possibly the most imposing institutional building in the village is the Paeonian Springs Academy, built in 1903-1905 and located at 40463 Charles Town Pike [053-5072-0001]. It appears that this was operated as a private school until ca. 1910 when it was taken over by the Loudoun County public school system. Its principal was John Smith Simpson who with three teachers provided instruction to sixty or more students. A long-time resident, Easter Cullen, described the Paeonian Springs Academy, which she had attended, saying: "When I attended the school, it had three rooms. One was the schoolroom for seven grades with a big coal-burning stove in the corner. One room was for our wraps, lunches, and storage. The other room was a Chapel, where Sunday school was held every Sunday afternoon."<sup>38</sup> Simpson continued as principal after it was added to the public school system. As mentioned above, Simpson also operated a boarding school at his residence on Spring Avenue. A map prepared by Oscar C. Emrich, former superintendent of Loudoun schools, notes a public school in this location on Charles Town Pike in the 1910s. Unfortunately, a dissertation on the history of secondary education in Loudoun, written in 1948 by Philip DiZerga at the University of Virginia, makes no mention of this school.

A particularly noteworthy resource that unfortunately does not survive was the system of boardwalks built in 1912 to link the various commercial and residential structures. According to the centennial publication, these boardwalks ran up Spring Avenue and back to the station via Highland Avenue. Since one of the primary goals of Paeonian Springs was to attract vacationers, perhaps it was thought that raised boardwalks, rather than ground level sidewalks, provided a more resort-like atmosphere. The boardwalks would certainly have provided the summer visitors a more unified look to the village. According to a local historian, the boardwalks had decayed by the mid-1920s and were removed in 1923.

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By the 1920s, the village of Paeonian Springs had begun its serious decline. With the demise of the spring bottling enterprise due to the new federal food safety laws and regulations (see footnote #14) as well as the advent of automobile travel, Paeonian Springs no longer offered the same unique vacation experience as in the late 19<sup>th</sup> and first two decades of the 20<sup>th</sup> century. Stores operated by Jacob Shover and Olyve Woods closed in the 1920s. It appears that the post office, located in several different stores, finally moved to a building constructed as a store ca. 1930 at 16948 Simpson Circle [053-5072-0019] by Robert Reed when his wife Edmonia was the postmistress. In 1950, the Reeds added a dwelling to the commercial structure for their home.<sup>39</sup> Two other modest dwellings, a cottage at 16962 Simpson Circle [053-5072-0020] and a vernacular bungalow at 39933 Catoctin Ridge Road [053-5072-0009], date from ca. 1930 and were likely constructed for local residences rather than as vacation houses. The late 1940s and

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1950s saw three more vernacular dwellings displaying common designs for the post war era at 16946 Highland Circle [053-5072-0021]; 39943 Catoctin Ridge Road [053-5072-0008]; and at 16900 Simpson Circle [053-5072-0013], all of which are compatible with the simple village-like setting of Paeonian Springs.

The railroads, both the steam-powered and the electric lines, ceased most passenger service by the beginning of World War II, with the electric-powered Washington and Old Dominion line retaining service during the war for government employees only until 1956.<sup>40</sup> The agency station constructed by the Southern Railway in 1901 burned in 1929.<sup>41</sup> The railroad right-of-way is now operated as a regional park by the Northern Virginia Regional Park Authority,<sup>42</sup> with the resulting open green space enhancing the traditional open-space atmosphere of the 19<sup>th</sup>-to-early-20<sup>th</sup>-century resort village.

Paeonian Springs is a testament to the period in American history when people were looking beyond economic subsistence to a life style that afforded vacations and healthy living. It was a time when some families could afford second residences or vacation homes. The convenient rail service from the tiny village to the greater Washington area provided easy access for those wishing to escape the summer humidity of the city. The preoccupation with “health” and “well-being” are well illustrated in the community that thrived from bottling fresh spring water with supposed healthy benefits. Today, Paeonian Springs still displays those qualities for which it first was developed--an escape from the traffic-snarled metropolitan areas in a charming rural setting.

**ENDNOTES**



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<sup>1</sup> "Paeonian Springs, 1890-1990," Centennial Program, (1990), pages unnumbered (1). [Thomas Balch Library, Leesburg].

<sup>2</sup> Ibid.

<sup>3</sup> Loudoun County Deed Book 6F, 492-494 (1874).

<sup>4</sup> Loudoun County Deed Book 6R/409 (1881).

<sup>5</sup> Loudoun County Deed Book 6T/264, 2654 (1883).

<sup>6</sup> Loudoun County Land Tax Books, 1881-1890.

<sup>7</sup> Loudoun County Deed Book 7P/460 (1898).

<sup>8</sup> Loudoun County Charter Book 1858-1919, 83-89.

<sup>9</sup> "Paeonian Springs, 1890-1990...", 1.

<sup>10</sup> Loudoun County Deed Book 6F, p. 494 (1874).

<sup>11</sup> Loudoun County Charter Book, 1858-1911, 83-89; Herbert H. Harwood, Rails to the Blue Ridge: The

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Washington and Old Dominion Railroad, 1847-1968 [3<sup>rd</sup> Edition, Fairfax Station, Va.: Northern Virginia Regional Park Authority, 2000], 29-32.

<sup>12</sup> Loudoun County Deed Book 7E/264 (1891).

<sup>13</sup> Homer, The Iliad, translated by R. V. Rieu. [Middlesex, England: Penguin Books, Ltd., 1950] 62.

<sup>14</sup> Loudoun Telegraph, (1891) quoted by Eugene Scheel in Loudoun Discovered, 8.

<sup>15</sup> The Pure Food and Drug Bill was first considered by Congress in 1906 and provided for the creation of the Food and Drug Administration. In 1911, the legislation was strengthened with additional provisions to combat fraudulent labeling. It was this provision that sounded the death knell of the Paeonian Springs water being bottled for sale as it was likely that the spring waters would not conform to labeling guidelines and if tested, might have proved to be injurious. "Pure Food and Drug Act," <http://www.u-s-history.com>.

<sup>16</sup> Index to Loudoun County Deeds, 1890-1907; "Paeonian Springs, Surveyed and Drawn by John Milton," Hamilton, Virginia, 1890.

<sup>17</sup> Scheel, "First Lot in Paeonian Springs Sells for \$100," Loudoun Times-Mirror, March 29, 1979.

<sup>18</sup> Herbert H. Harwood, Rails to the Blue Ridge: The Washington and Old Dominion Railroad, 1847-1968, 3<sup>rd</sup> Edition, [Fairfax Station, Virginia: Northern Virginia Regional Park Authority, 2000, 29-32. Map from 1911 of the Southern Railway lines in northern Virginia shows Paeonian Springs and timetable from the same year shows "Paeonian Springs" between Clark's Gap and Hamilton..

<sup>19</sup> Scheel, Loudoun Discovered..., 9; National Register nomination (draft) for the Washington and Old Dominion Railroad, by Ashley Neville, 2000..

<sup>20</sup> "Paeonian Springs, 1890-1990," pages unnumbered, (5).

<sup>21</sup> Eugene M. Scheel, "First Lot in Paeonian Springs Sells for \$100," (Loudoun) Times Mirror, March 29, 1979.

<sup>22</sup> Loudoun County Deed Book 7G/93 (1896); 7P/460 (1898).

<sup>23</sup> Loudoun County Land Tax Books, 1900.

<sup>24</sup> Ibid.

<sup>25</sup> Loudoun County, Virginia Census Index, 1900 [prepared by the staff and volunteers of the Thomas Balch Library, Leesburg].

<sup>26</sup> Loudoun County Deed Book 7T, 407 (1901).

<sup>27</sup> Loudoun County Land Tax Books, 1900, 1905, 1910, 1915.

<sup>28</sup> Loudoun County Deed Book 7P/460 (1898).

<sup>29</sup> Scheel, Loudoun Discovered..., 12.

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<sup>30</sup> Loudoun County Deed Book 8F, 125 (1900, and 1903).

<sup>31</sup> Loudoun County Deed Book 7S, 483 (1894).

<sup>32</sup> Loudoun County Land Tax Books, 1905, 1910.

<sup>33</sup> Loudoun County Deed Book 11C (1942).

<sup>34</sup> Loudoun County Deed Book A/352 (1905).

<sup>35</sup> "Announcement of the Paeonian Springs High School, Paeonian Springs, Virginia," [Woodstock, Va." Power Print of W. N. Grabill, 1906/1907].

<sup>36</sup> Loudoun County Land Tax Books, 1900-1915; interview with the present owner, Mrs. Phyllis Sloyan, October 27, 2005, by Margaret Peters.

<sup>37</sup> Loudoun County Land Tax Books, 1915.

<sup>38</sup> Cullen, Easter, quoted in "Paeonian Springs," Centennial Program (1990), pages unnumbered (8).

**Section \_\_ 8 and Bibliography \_\_ Page \_\_ 38 \_\_**

<sup>39</sup> Undated newspaper photo and article dated March 5, 1987.

<sup>40</sup> Harwood, Rails to the Blue Ridge..., 92.

<sup>41</sup> The National Register nomination for the Washington and Old Dominion Railroad indicates that this station burned in 1941; various local histories records the date as 1929.

<sup>42</sup> See the draft National Register Nomination for the Washington and Old Dominion Railroad History District prepared by Ashley Neville in 2001, [Richmond: Virginia Department of Historic Resources].

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**10. GEOGRAPHICAL DATA**  
**UTM REFERENCES**

A 18 273334E 4336741N  
B 18 273862E 4336589N  
C 18 273882E 4336162N  
D 18 273852E 4335842N  
E 18 273583E 4335852N

F 18 273593E 4336182N  
G 18 273583E 4336466N  
H 18 273415E 4336496N  
I 18 273303E 4336689N

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**VERBAL BOUNDARY DESCRIPTION:**

The boundaries of the nominated Paeonian Springs Historic District are shown on the accompanying map entitled "Paeonian Springs Historic District."

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**BOUNDARY JUSTIFICATION:**

The Paeonian Springs Historic District boundaries were drawn to include the largest concentration of historic buildings in the village of Paeonian Springs. Noncontributing buildings and more rural properties were excluded. The district boundaries coincide with property lines and natural landscape features whenever possible.

**PHOTOGRAPHIC DOCUMENTATION**

Unless otherwise noted, all photographs are of:

**PAEONIAN SPRINGS HISTORIC DISTRICT**

Location: Paeonian Springs, Virginia (Loudoun County)

VDHR File Number: 053-5072

Date of photograph: April 2005

Photographer: Maral S. Kalbian

All negatives are stored at the DHR Archives in Richmond, VA unless noted.

SUBJECT: Streetscape, Catoctin Ridge Street

VIEW: Looking northwest

NEG. NO.: 22121 (13)

PHOTO 1 of 17

SUBJECT: Paeonian Springs Academy [053-5072-0009; 053-5072-0001]

VIEW: East view

NEG. NO.: 22121 (11)

PHOTO 2 of 17

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SUBJECT: House, 39924 Catoctin Ridge Street [053-5072-0003]  
VIEW: South  
NEG. NO.: 22121 (1)  
PHOTO 3 of 17

SUBJECT: House, 39960 Catoctin Ridge Street [053-5072-0004]  
VIEW: South  
**Section \_\_Photos\_\_ Page \_\_42\_\_**

NEG. NO.: 22122 (35)  
PHOTO 4 of 17

SUBJECT: House, 16916 Berry Bramble Lane [053-5072-0012]  
VIEW: South  
NEG. NO.: 22123 (34)  
PHOTO 5 of 17

SUBJECT: House, 16929 Simpson Circle [053-5072-0016]  
VIEW: Southeast  
NEG. NO.: 22123 (19)  
PHOTO 6 of 17

SUBJECT: Streetscape, Simpson Circle  
VIEW: Looking north  
NEG. NO.: 22124 (14)  
PHOTO 7 of 17

SUBJECT: Paeonian Springs Post Office [053-5072-0019]  
VIEW: Southwest  
NEG. NO.: 22123 (3)  
PHOTO 8 of 17

SUBJECT: Chanbourne [053-5072-0028]  
VIEW: North  
NEG. NO.: 22124 (16)  
PHOTO 9 of 17

SUBJECT: House, 16967 Simpson Circle [053-5072-0024]

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VIEW: Southeast  
NEG. NO.: 22124 (27)  
PHOTO 10 of 17

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SUBJECT: Paeonian Springs Springhouse [053-5072-0027]  
VIEW: Northeast  
NEG. NO.: 22124 (9)  
PHOTO 11 of 17

SUBJECT: Buckhill III [053-5001; 053-5072-0032]  
VIEW: West  
NEG. NO.: 22125 (8)  
PHOTO 12 of 17

SUBJECT: House, 16999 Highland Circle [053-5072-0029]  
VIEW: Northeast  
NEG. NO.: 22125 (32)  
PHOTO 13 of 17

SUBJECT: House, 17042 Highland Circle [053-5072-0030]  
VIEW: West  
NEG. NO.: 22125 (23)  
PHOTO 14 of 17

SUBJECT: Springhouse at Chanbourne [053-5072-0028]  
VIEW: Northwest  
NEG. NO.: 22126 (11)  
PHOTO 15 of 17

SUBJECT: House, 171121 Simpson Circle [053-5072-0033]  
VIEW: West  
NEG. NO.: 22126 (36)  
PHOTO 16 of 17

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SUBJECT: House, 17115 Simpson Circle [053-5072-0034]

VIEW: East

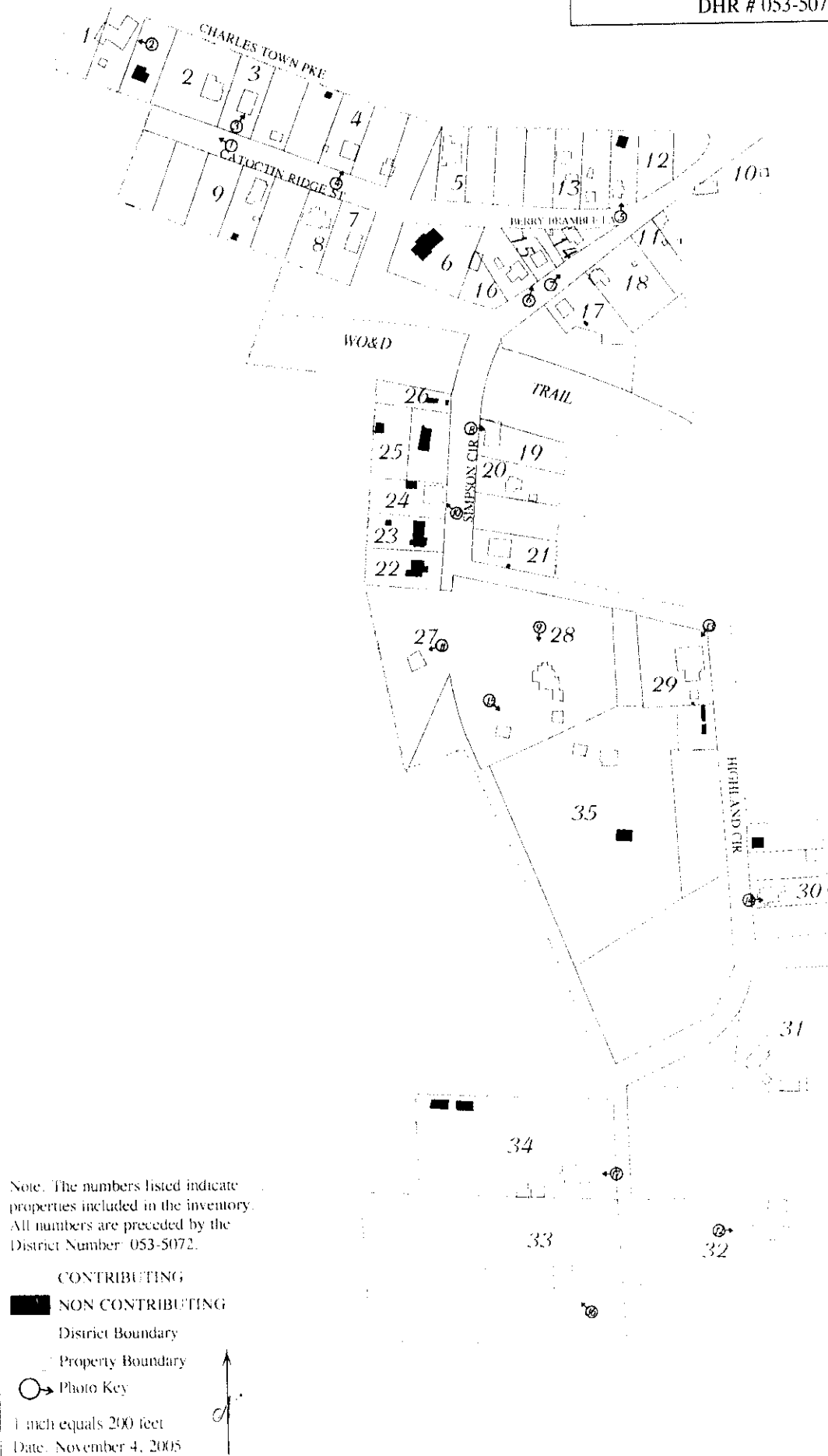
NEG. NO.: 22126 (21)

PHOTO 17 of 17



# Paeonian Springs Historic District

Paeonian Springs  
Loudoun County, VA  
DHR # 053-5072



4138

Paeonian Springs  
Holly Lake  
#53-5042  
Landmark Camp, VA  
UTM

540 000 FEET

A 18 273334/4336741N  
B 18 273344E/4335589N  
C 18 273852E/4335110N  
D 18 273852E/4335110N  
E 18 273852E/4335110N  
F 18 273852E/4335110N  
G 18 273852E/4335110N  
H 18 273852E/4335110N  
I 18 273852E/4335110N

WATERLOO QUAD

39° 07' 30" 77° 37' 30"

2 250 000 FEET (VA)

775

LEES CHURCH 27 MI

35'

277

778

LEES 5462

SCALE 1

INCOLNI  
5462 II SW

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1965 and 1969. Field checked 1970  
Supersedes Army Map Service map dated 1952

